

Title of paper	Review of EDC Validation Requirements for Planning Applications Document – October 2024
Presented by	Michael Jessop, Head of Development Management
Status	For decision
Recommendation	<p>(1) That the annexed document (subject to any minor amendments agreed by the Director of Planning & Place) is approved for publication on the EDC’s website to replace the existing version for use when validating planning applications; and</p> <p>(2) That authority is delegated to the Director of Planning & Place to provide further updates to reflect any relevant legislative changes or any other changes to national requirements for planning applications prior to the next formal review.</p>
Purpose of Paper	
This report seeks approval of an updated EDC Validation Requirements for Planning Applications document following recent review and public consultation.	
Annex	
Annex 1 – Draft updated Validation Requirements for Planning Applications document dated October 2024 (clean version)	

1. Introduction

1.1 This paper provides an overview of the process that has been undertaken in reviewing the EDC Validation Requirements for Planning Applications document. The document is published on the Ebbfleet Development Corporation (EDC) website and used by the Local Planning Authority and applicants/agents when submitting and validating planning applications. It sets out the information which is required in support of planning applications and applies to all applications submitted to EDC within the urban development area boundary.

2. Policy Background

2.1 The National Planning Policy Framework (NPPF) (para. 44) states that local planning authorities should publish a list of their information requirements for applications for planning permission and keep them under review. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

3. Review and Public Consultation Process

- 3.1 The current validation checklist was approved by the EDC Planning Committee on 13th December 2023 and was subsequently published on the EDC website. It is being used by the local planning authority and applicants/agents.
- 3.2 Officers are proposing further updates to incorporate the following changes that have occurred since December 2023:
1. New and amended submission requirements to accord with the Ebbsfleet Sustainability Assessment and Guidance document;
 2. National and Local requirements in respect of Biodiversity Net Gain; and
 3. Incorporation of Dartford Plan (adopted April 2024) policies.
- 3.3 The proposed changes were subject to a public consultation that ran for a period of 6 weeks from 23rd August to 4th October 2024. Publicity took place via the EDC's CommonPlace platform, officers email signatures and a workshop with developers on 24th September 2024 which focussed on the draft Ebbsfleet Sustainability Assessment and Guidance document.
- 3.4 A total of 2no. written responses were submitted directly to EDC in addition to 11no. partial responses that were uploaded via CommonPlace. Reference to partial responses means that the respondents only provided answers to some of the questions posed by the online consultation. The 2no. written representations were submitted by Savills on behalf of Vistry and Bellway (Thames Gateway). Comments provided related to the draft Sustainability Assessment and Guidance document as opposed to the planning validation checklist. These comments are summarised together with a commentary by officers in a separate paper on this agenda.
- 3.5 Committee members should note that the proposed changes to the validation checklist pursuant to item 1 listed in paragraph 3.2 are dependent on the Ebbsfleet Sustainability Assessment and Guidance first being approved by the Planning Committee. The changes proposed in respect of items 2 and 3 in paragraph 3.2 are factual to reflect current legislative requirements and the adopted local planning policy position so are provided to ensure the document is current. As such no detailed commentary is provided to justify or explain those proposed changes to the document.

4. Conclusion and Recommendation

- 4.1 The validation checklist is a key document for development management purposes. The updates proposed reflect additional validation requirements that will stem from the approval of the Ebbsfleet Sustainability Assessment and Guidance as well as recent legislative and local policy changes.

- 4.2 It is recommended that the annexed document (Annex 1) is approved for publication on the EDC's website to replace the existing version for use when validating planning applications. It is also recommended that authority is granted to the Director of Planning & Place to incorporate further updates to reflect any changes to mandatory requirements for planning applications if introduced prior to the next formal review being undertaken.